

accommodate seasonal residents. This is especially true in the Cashiers area. Furthermore, high density residential land is provided for around Cullowhee to accommodate residential needs of University students and faculty who occupy the vast majority of multi-family dwelling units. Again, public water and sewer services are especially needed here and are listed as a major priority in the Priority Section.

Where should additional residential land be located?

A natural pattern of migration is occurring within Jackson County. Although population is increasing for the whole county, rural areas are decreasing in population. Township's near Sylva and Cullowhee are increasing at a rapid pace. There is no reason to disrupt or manipulate this pattern as long as it is projected and planned for. The projections of land on the Land Development Plan assume that this trend will encourage the trend by providing services, zoning, building codes, subdivision regulations, etc.

If this trend is managed wisely the whole county will benefit. Rural areas can be better preserved for open space and agriculture while urban areas with increased density can accommodate people at a much lower per capita cost. For example water and sewer services can be provided in conjunction with existing facilities by increased capacity and distribution and collection lines. If high densities were to occur far out in the county every public service might be overloaded-- schools, highways, water, sewer, fire protection, refuse collection, etc. The Land Development Plan reserves most of this land for agriculture and open space.

COMMERCIAL LAND

How much commercial land will be needed by 1990?

It is probably safe to conjecture that Jackson County could support 2,497